



Chelmsford Garden Community

The story so far...

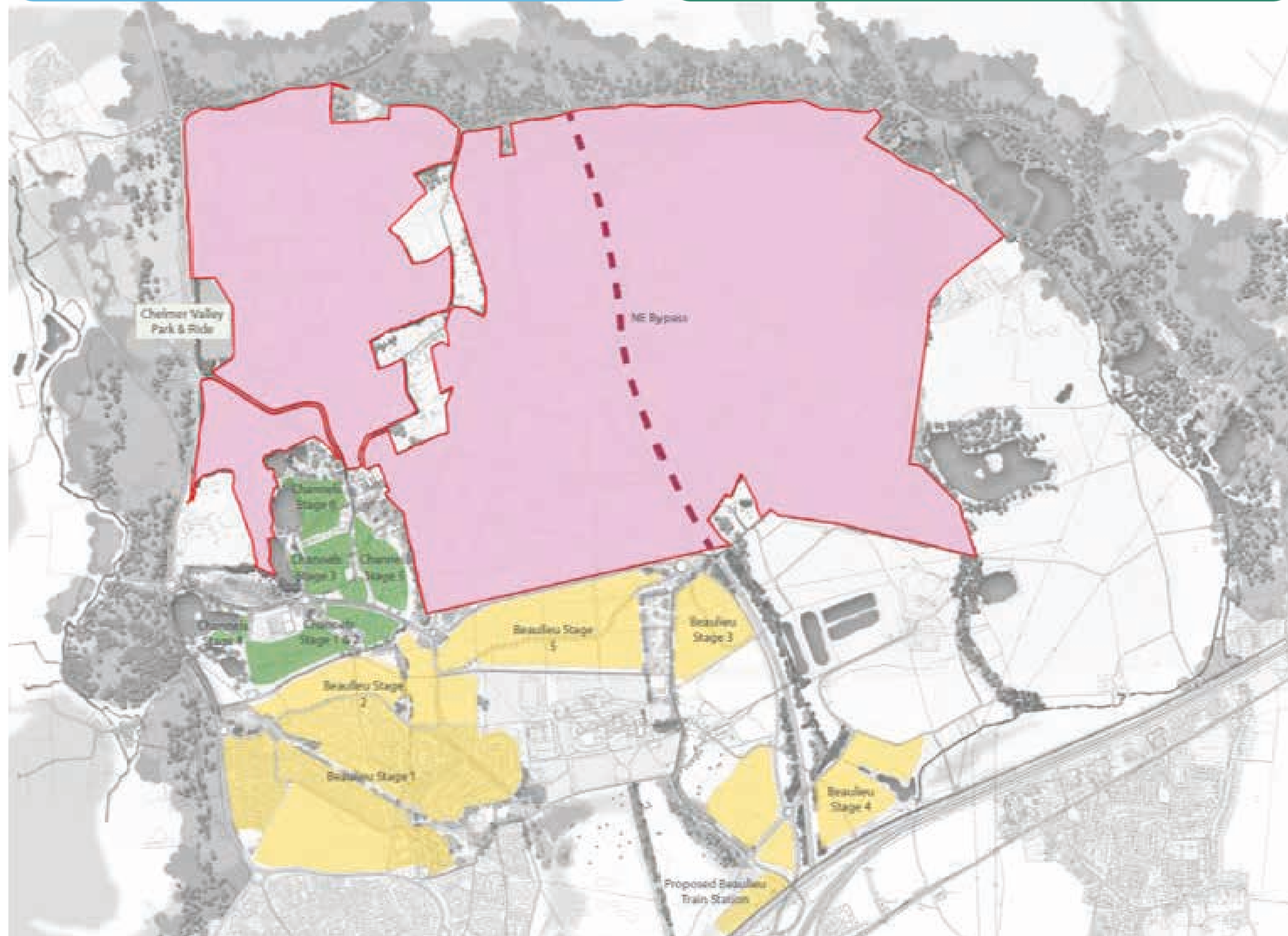
WHAT IS CHELMSFORD GARDEN COMMUNITY?

1 The site including Beaulieu and Channels is formally designated as Chelmsford Garden Community by Homes England

3 Beaulieu (under construction) will deliver up to 3,600 homes, 2 x primary and 1 x secondary school, local centre, employment area, retail, community centre, formal sports provision and public open space, strategic infrastructure

2 The Garden Community will include the newly allocated land and committed development at Beaulieu and Channels

4 Channels (under construction) will deliver up to 750 homes, open space and Regional Distributor Road (RDR)

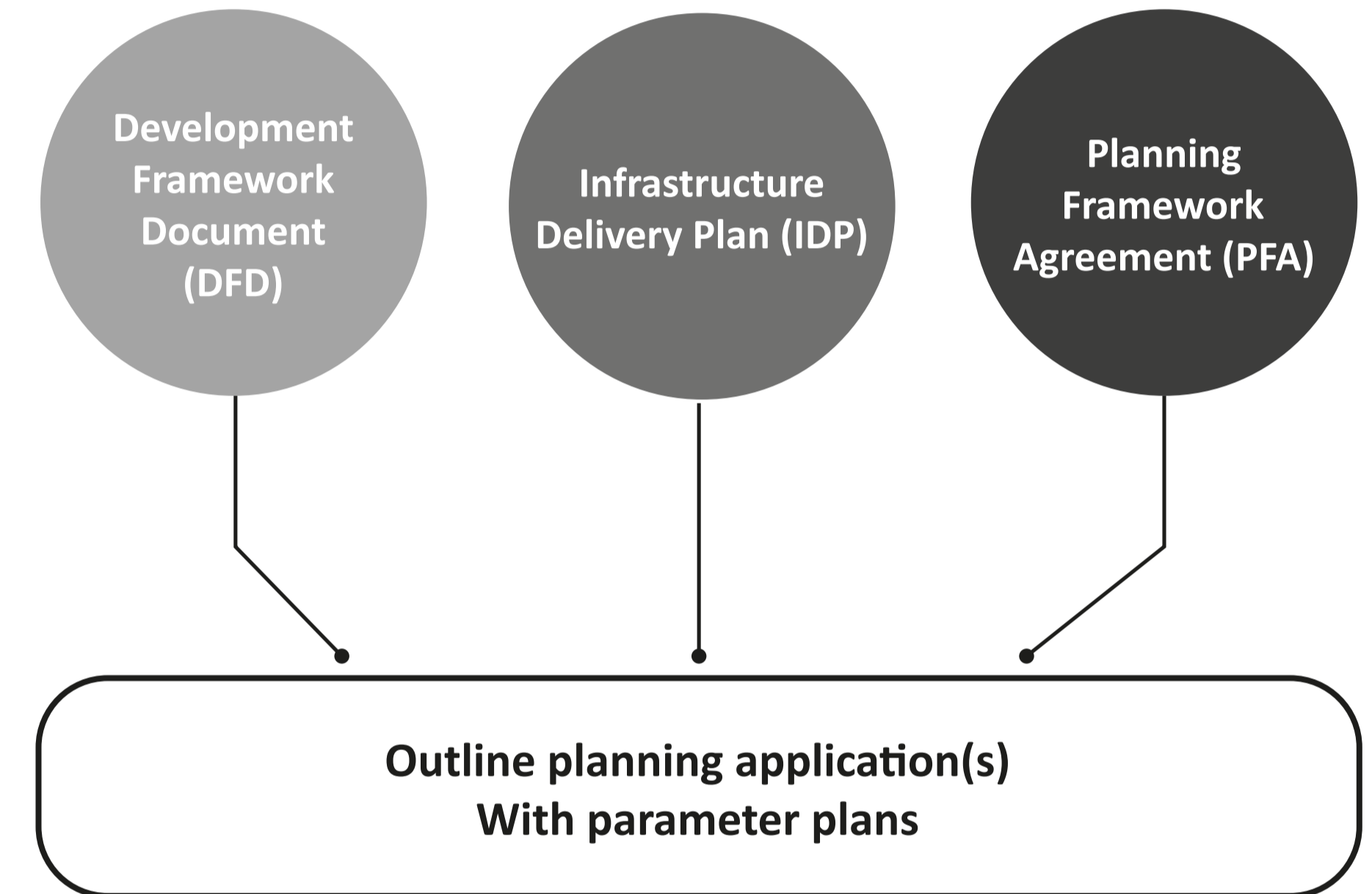


WHAT IS BEING DELIVERED?

- Area of Garden Community**
836 hectares
- Type of Garden Community**
Transformational, self-supporting
- New green space**
Approx. 400 hectares including a new Country Park
- New employment space**
46 hectares
- New retail/commercial space**
19.5 hectares
- New jobs**
10,000 by 2036
- New schools**
5 - including Essex's first all-through school open in September 2018
- New district/local centres**
7
- New health care and community facilities**
5 - including Beaulieu Community Centre opened in 2018
- New transport infrastructure**
Beaulieu Train Station by mid-2020s
Chelmsford North East Bypass by mid-2020s
Radial Distributor Road 2
Expansion of Chelmsford Area Bus Based Rapid Transit (ChART)
Expansion of Park & Ride

PLANNING AND DELIVERY STRATEGY

The Planning and Delivery Strategy for the newly allocated part of Chelmsford Garden Community is coming forward in the form of three core documents as set out below :



The DFD will include an Illustrative Masterplan and supporting information and will guide future Outline Planning Applications.

A Planning Performance Agreement (PPA) has been agreed with ECC (Essex County Council) and CCC (Chelmsford City Council) to establish a project plan, agree timescales and dedicate resourcing to key areas of the development process.

The local Plan requires the preparation of a comprehensive masterplan for the site which will take the form of a Development Framework Document (DFD) and an Infrastructure Delivery Plan (IDP)



Chelmsford Garden Community

The story so far...

ADOPTED LOCAL PLAN

Chelmsford Garden Community is allocated in the Chelmsford Local Plan as Strategic Growth Site 6 - North East Chelmsford

The Allocation makes for provision of 3000 dwellings and 45,000sqm employment within the Plan period with a further 2,500 dwellings to be considered within the Local Plan Review.

Housing Infrastructure Funding (HIF) for £218m awarded by Homes England to Essex County Council towards the Chelmsford North East Bypass and the new train station at Beaulieu



MASTERPLAN CONSULTATION PROCESS

Over the course of the last six months a comprehensive stakeholder engagement exercise has been taking place that has included the following :

- Movement and Transport Workshop 25th May 2021
- Blue Green and Wild Infrastructure Workshop 20th July 2021
- Community Liaison Group (1) 26th July 2021
- Employment Stakeholder Workshop 07th September 2021
- Community Liaison Group (2) 15th September 2021
- Land Use and Placemaking Workshop 21st September 2021
- Energy and Sustainability Workshop 26th October 2021
- Community Engagement and Stewardship Workshop 09th November 2021
- Public Exhibition 11th November 2021
- Community Liaison Group (3) 25th November 2021

DFD AND IDP PROCESS

- Submit Draft Masterplan and IDP to Chelmsford City Council (December 2021)
- Masterplan will be subject to an Independent Quality Review Panel (January 2022)
- CCC / ECC Member Briefing (December 2021)
- Draft Masterplan will be subject to 28 day Public Consultation (January 2022)
- Masterplan will be amended (March 2022)
- Submit final Masterplan (Early Spring 2022)
- Masterplan and IDP will be determined at Chelmsford Policy Board and Full Cabinet (Late Spring 2022)



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Site and Context

The site comprises mainly arable land, the former golf course to the south-west and former Boreham Airfield, now undergoing mineral extraction to the east.

The site forms part of a wider archaeological landscape, located on the Boreham Plateau overlooking the River Chelmer and the River Ter, which includes the remains of the Palace of Beaulieu as well as settlement features dating from prehistory through to the modern period. There are several known archaeological sites within the site boundary including features excavated prior to mineral extraction dating from the Neolithic through to the post-medieval period; crop marks; and remains associated with the World War Two Boreham Airfield.

Mineral extraction has resulted in the modification of the landscape within the east and south west of the site and therefore the removal of any archaeological deposits within these areas. Prior to extraction detailed excavation resulted in the identification of multi-period deposits.

Historically the site was ringed by farms, many of which still retain listed farmhouses dating to the 15th to 18th centuries.



Mount Maskall



Channels



T2 Hangar



Park Farm



Pond at Channels



Perverel's



Track leading to Park Farm



Domsey Lane



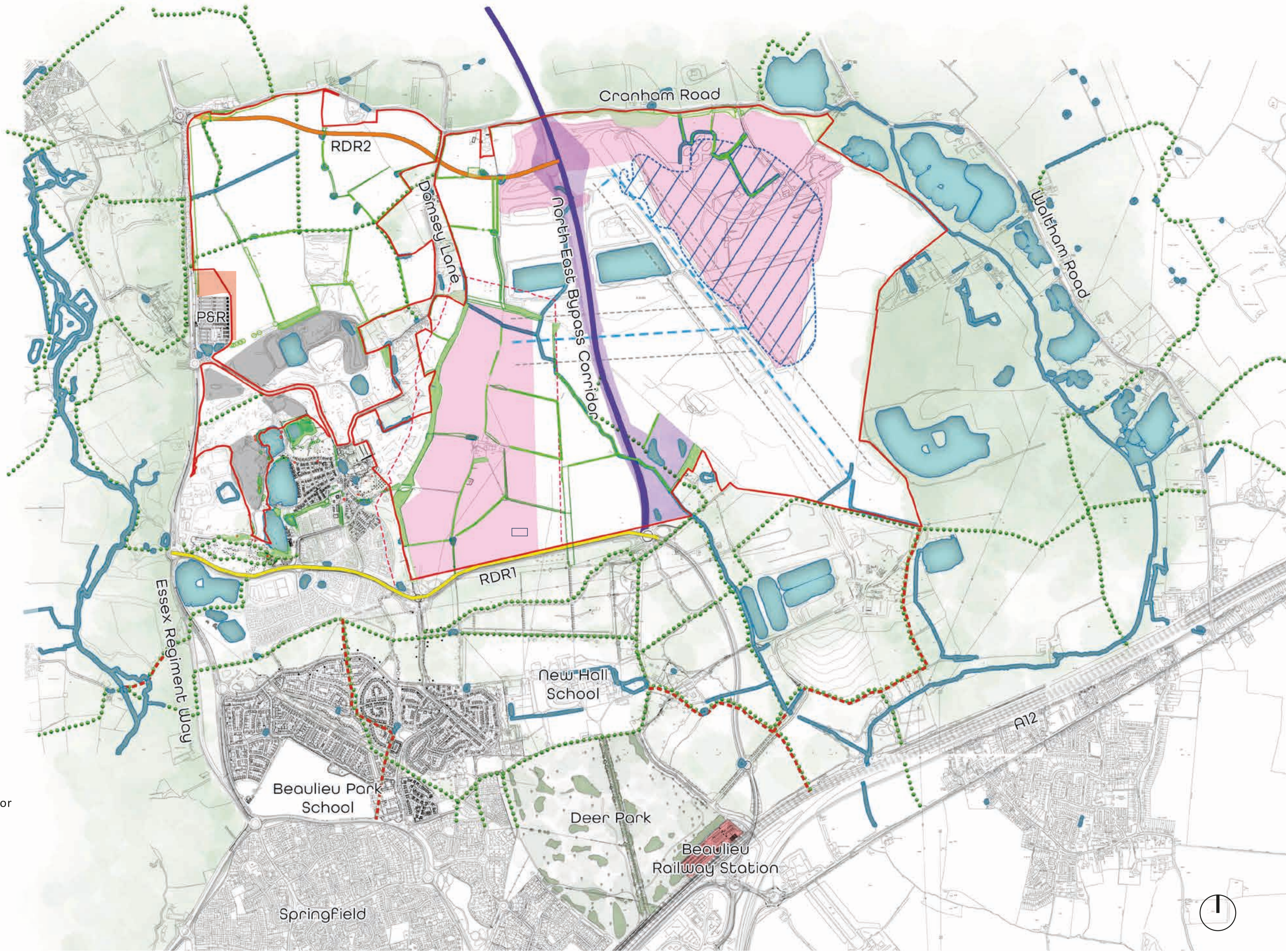
Mature trees and hedgerow along farm track



Chelmsford Garden Community

SITE CONSTRAINTS

This plan captures all the existing site conditions such as topographical information, archaeological and heritage, existing and proposed transport infrastructure; all of which have an impact on the emerging masterplan.



LEGEND

- Site boundary
- Existing Pond / Watercourse
- ... Existing PROW (footpath)
- - - Existing PROW (Bridleway)
- Existing hedges / tree line
- Historic Landfill
- P&R safeguarded expansion area
- North East Bypass Corridor
- Planning Application Bypass Corridor
- RDR1
- RDR2
- ▨ Proposed Lake
- Future Mineral extraction area
- - - Mineral extraction offset
- - - Mineral conveyor belts
- - - Mineral conveyor offset



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WRAPPED IN LANDSCAPE

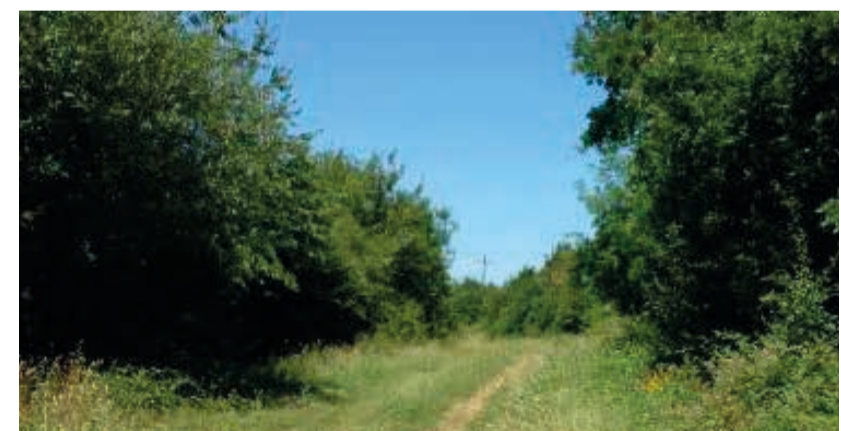
This plan emphasises the site's location amidst a beautiful landscape setting surrounded by distinctive landscape on three sides and Beaulieu & Channels to the south. It also captures all the existing and distinct hedgerow and tree lines.



Site's farmed landscape featuring lines of trees & hedgerows.



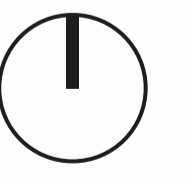
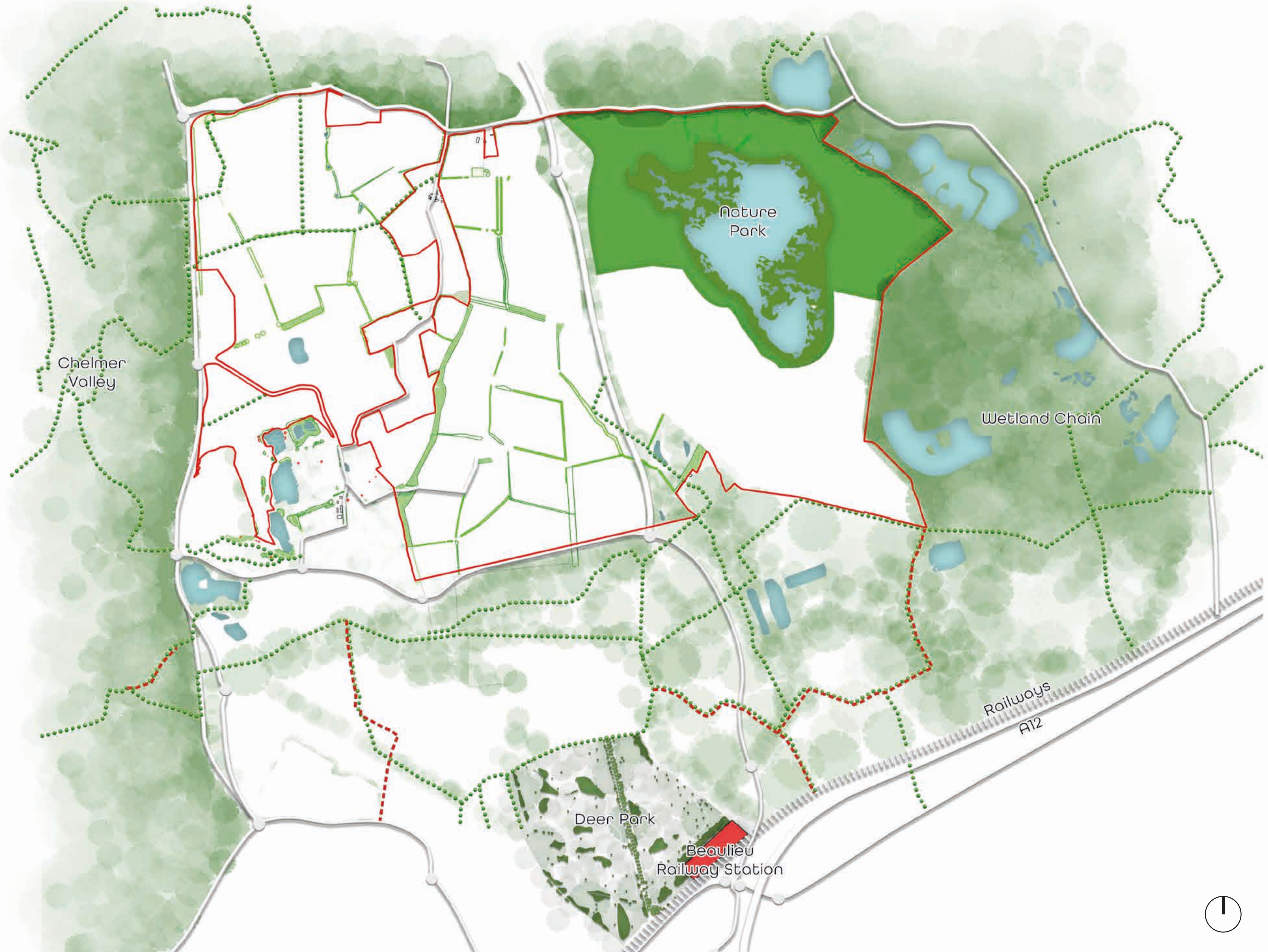
Lagoon associated with the active quarrying.



Parallel lines of trees running north south in the centre of the site.

LEGEND

- Site boundary
- ⋯ Existing PROW (footpath)
- - - Existing PROW (Bridleway)
- Existing tree group / hedgerows



Masterplan Layers

Wrapped in Landscape





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EXISTING HERITAGE

This plan shows existing and historic heritage elements that add character and charm to Chelmsford.



Peverel's



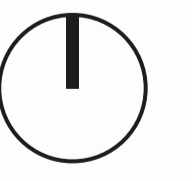
Park Farm



Channels

LEGEND

- Site boundary
- ⋯ Existing PROW (footpath)
- - - Existing PROW (Bridleway)
- - - Postulated line of earlier Park Pale
- Existing tree group / hedgerows
- Approximate position of previous historic woodlands
- Existing heritage elements
- ▶ Historic Lane
- - - 'The Ride' - historic lane
- - - Ridge line



Masterplan Layers

Heritage





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PARKLAND DESTINATION

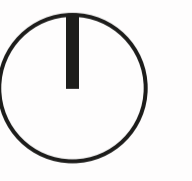
Proposed areas of parkland will be key destinations within the Garden Community.

The Discovery Park, Boreham Meadow, Park Farm and the Nature Park; these destinations will offer a wide variety of experiences and activities. A mosaic of landscapes, productive and biodiverse with community and play areas.



LEGEND

- Site boundary
- ... Existing PROW (footpath)
- - - Existing PROW (Bridleway)
- Parkland Destinations



Masterplan Layers

Destination Parks : Heart of the community





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GREEN ROUTES

Strategic green routes will be proposed that will include pedestrian and cycling routes, throughout the Garden Community, encouraging active travel.

These routes preserve existing natural assets as well as connecting key destinations. They will be both leisure routes and key nature corridors, that will promote and enhance the local ecology.



Example from Houlton, Rugby

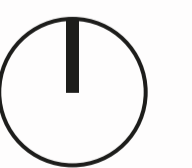


Example from Alconbury Weald, Cambridgeshire



LEGEND

- Site boundary
- ⋯ Existing PROW (footpath)
- - - Existing PROW (Bridleway)
- Parkland Destinations
- Green Routes
- ⋯ Orbital track



Masterplan Layers

Nature Recovery Network



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HERITAGE TRAILS

This plan highlights the proposed discovery trails that connects important heritage assets such as Farmsteads, lanes and Park Pale, highlighting the area's rich heritage.

Examples:



Grounds of Abbey Lorsch, Germany



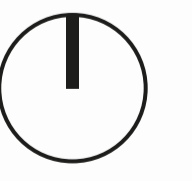
Ladywell Fields, Lewisham



Radio Station, Rugby

LEGEND

- Site boundary
- - - Leisure trails
- Existing heritage elements



Masterplan Layers

Discovery Trails





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**A SUSTAINABLE
CONNECTED COMMUNITY**

A network of pedestrian and cycle friendly routes that connect into the wider active transport networks outside the site are proposed.



Domsey Lane



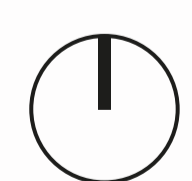
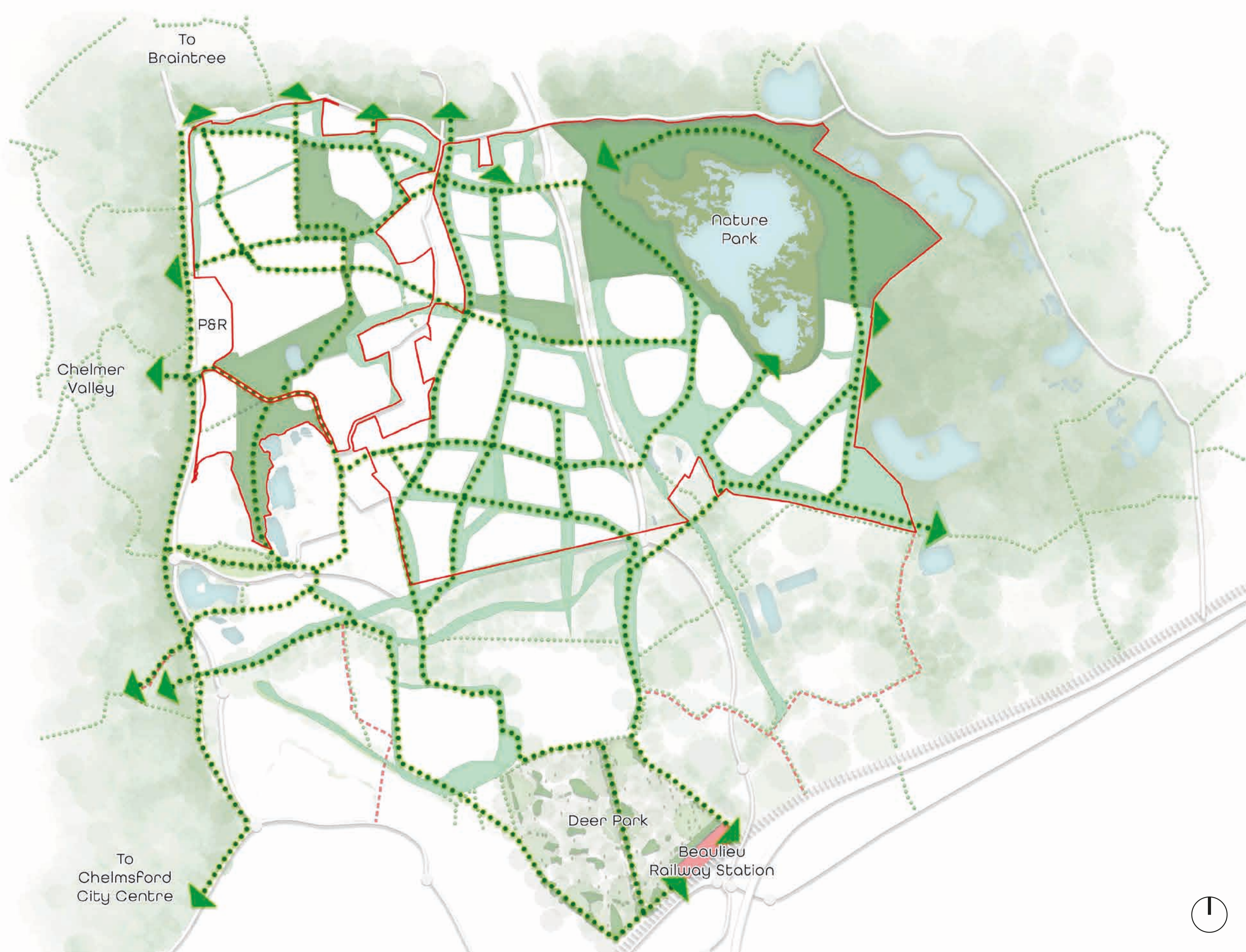
Walking and cycling route along
Pratt's Farm Lane



Footpath links to Chelmer Valley

LEGEND

- Site boundary
- Proposed active travel routes



Masterplan Layers

Active Travel Network





Chelmsford Garden Community

A SUSTAINABLE CONNECTED COMMUNITY

This plan highlights a network of bus routes and transport (mobility) hubs proposed within a short walk of all homes, businesses and attractions.



Beaulieu Bus Service



Electric car charging facilities



LEGEND

- Site boundary
- Mobility hubs
- ➔ Proposed primary road network
- ⋯ Proposed active travel routes
- Proposed bus gate

Masterplan Layers

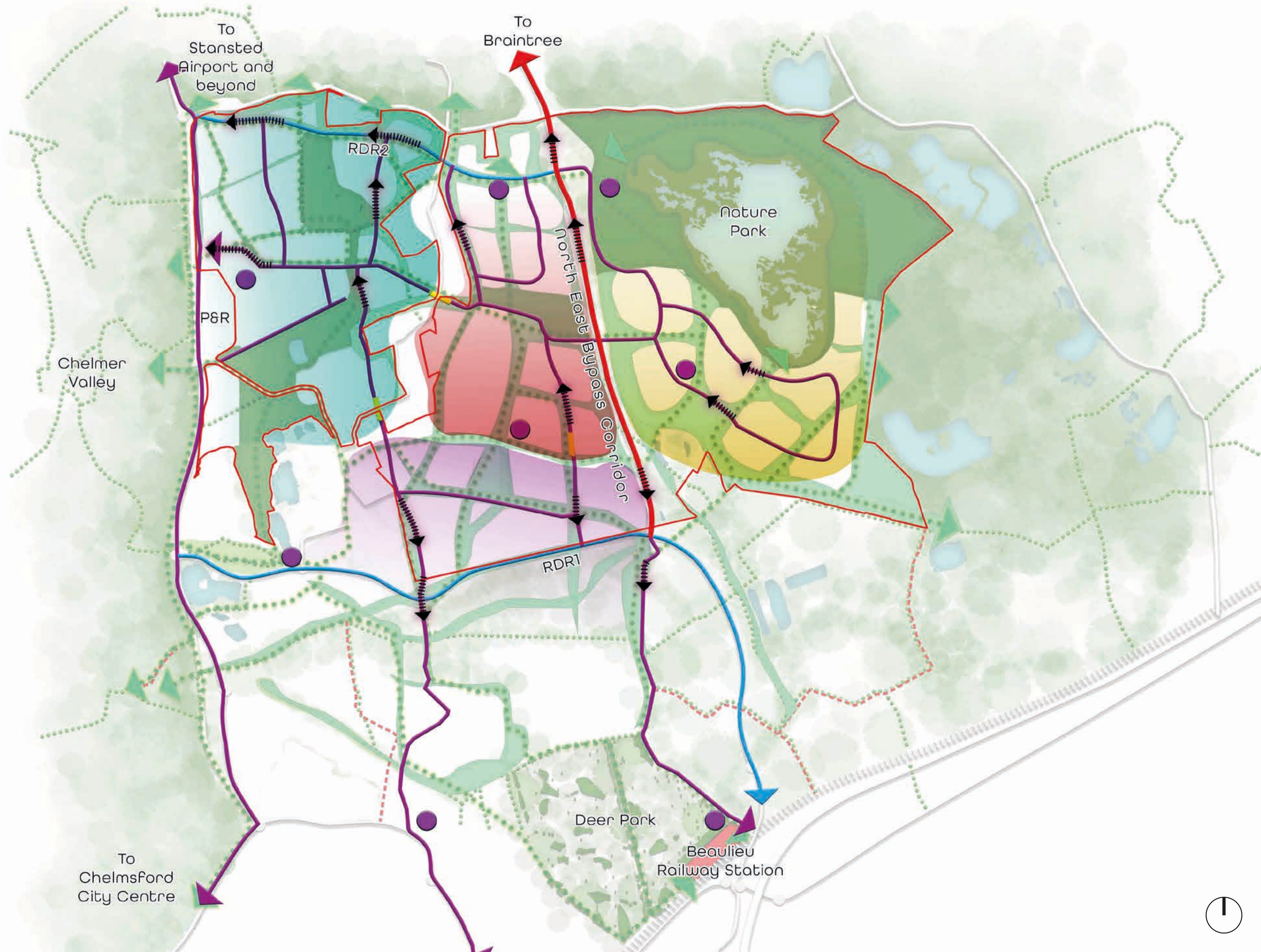
Bus Routes



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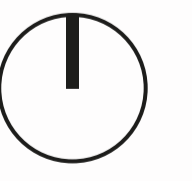
**A SUSTAINABLE
CONNECTED COMMUNITY**

Areas highlighted within the Garden Community encourage sustainable methods of travel over car travel. Car travel is restricted within the community so that active travel routes and bus routes are given priority.



LEGEND

- Site boundary
- - - Proposed active travel routes
- Transport hubs
- Restricted car travel zones
- Proposed primary road network
- Proposed bus gate



Masterplan Layers

Restricted Car Routes





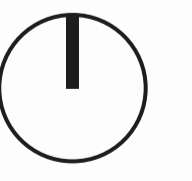
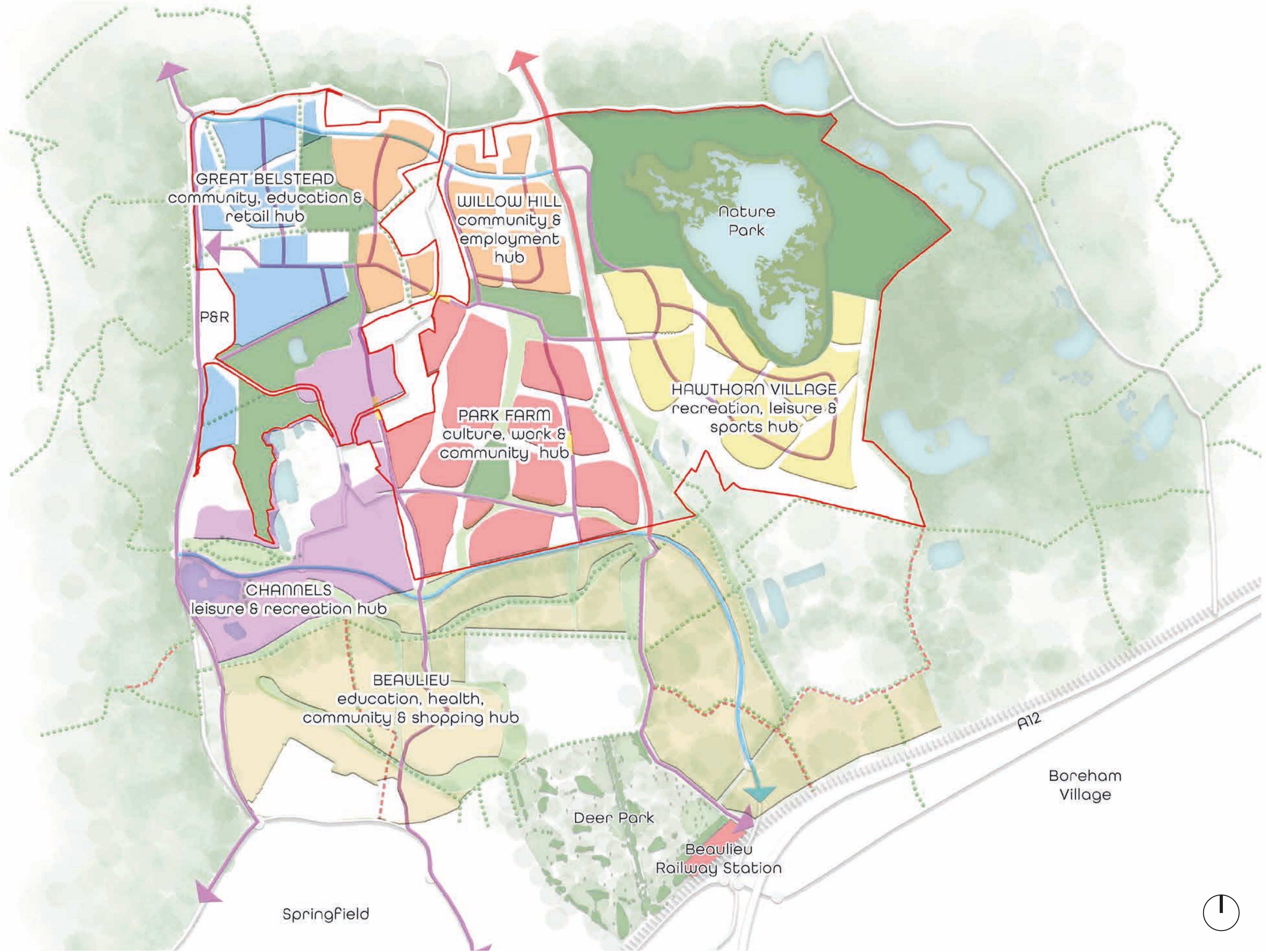
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NEW VILLAGES

A series of connected villages.

There are four new villages each with a distinctive character and a diverse and complimentary mix of uses.

There are two existing villages at Channels & Beaulieu.



Masterplan Layers

Neighbourhood Villages

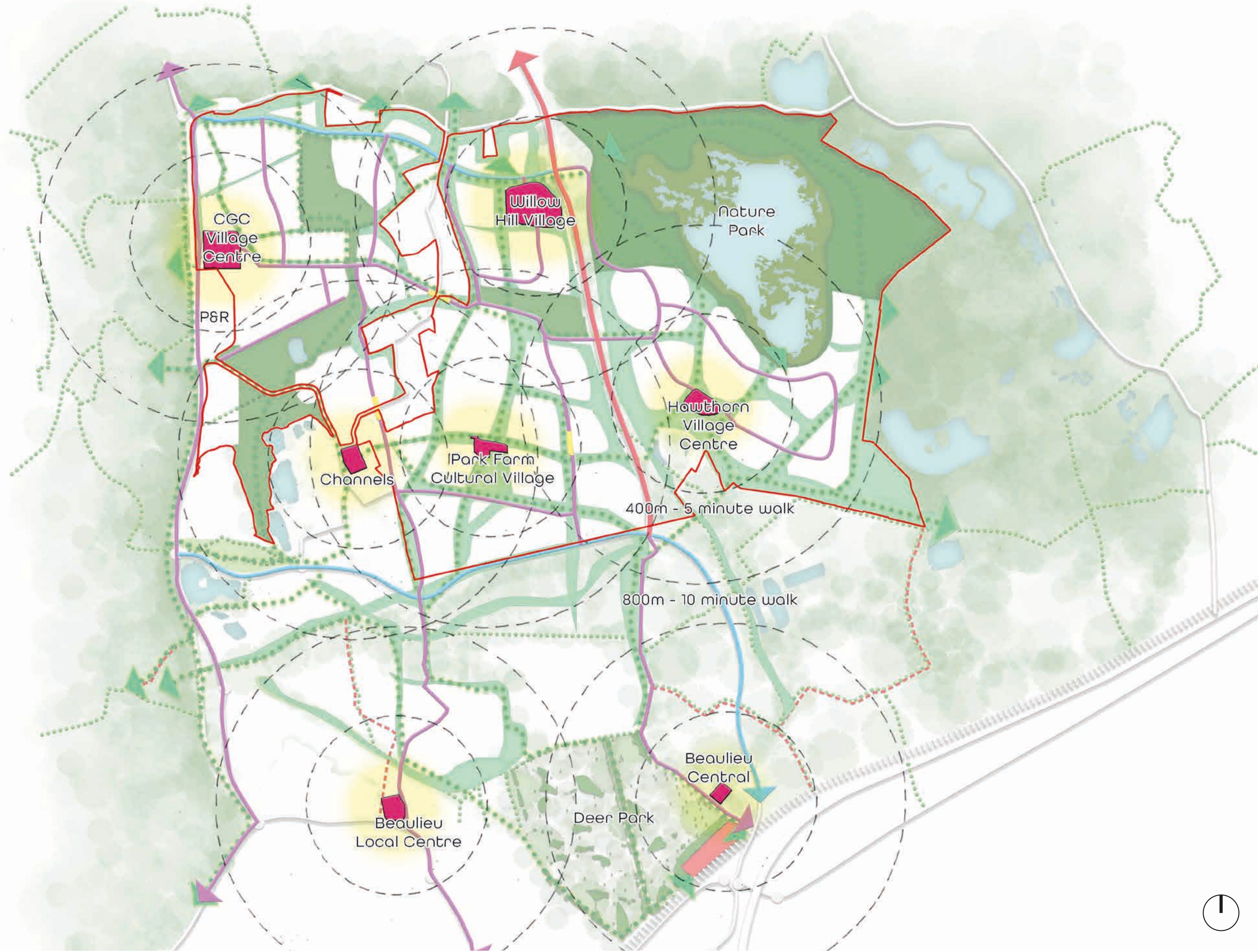




Chelmsford Garden Community

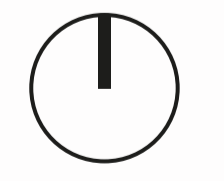
NEIGHBOURHOOD HUBS

Chelmsford Garden Community Village Centre, Channels, Willow Hill, Park Farm and Hawthorn Village and Beaulieu; are six different hubs proposed - all with a distinct character - including entertaining and lifestyle, culture, sports, shops, bars, cafe, community use are distributed throughout the centres.



LEGEND

- Site boundary
- Village Hub



Masterplan Layers

Village Hubs





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EMPLOYMENT

Two Key employment hubs have been identified adjacent to major transport network corridors. There is a finer grain of small scale work places within each village hub.

Examples:



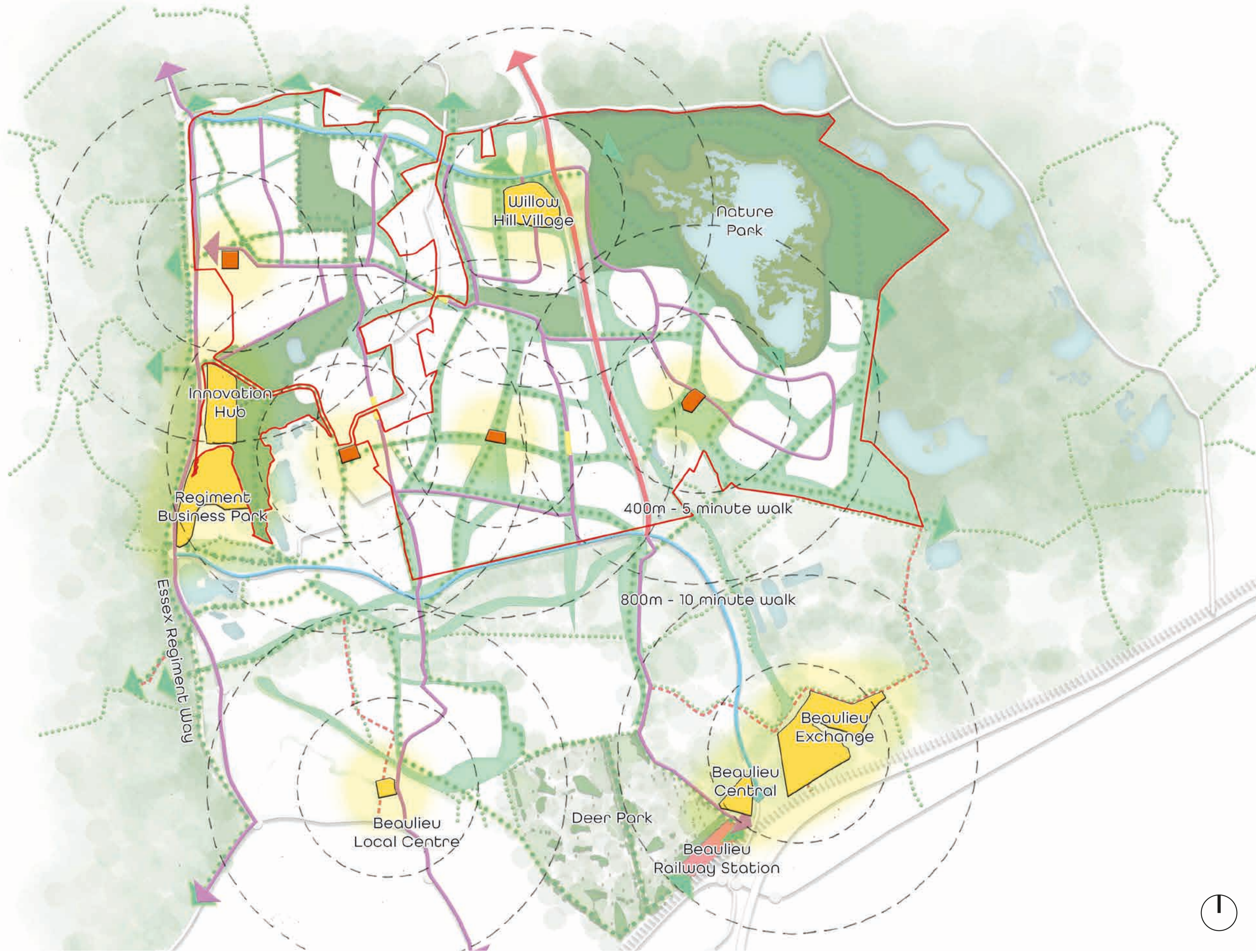
Barn conversion



Hangar conversion

LEGEND

- Site boundary
- Employment Hubs
- Local neighbourhood workspace



Masterplan Layers Employment Centres



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EDUCATION

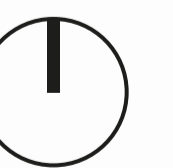
Primary Schools are proposed close to each village centre.

There is an all through school (including primary) in the heart of the site. All schools are on active travel routes and close to parks and mobility hubs.



LEGEND

- Site boundary
- Education Facilities



Masterplan Layers Education Facilities



Chelmsford Garden Community

AN ACTIVE COMMUNITY

Sports and recreational facilities are distributed around the new community and they are often located close to schools along key active travel routes.

Examples:



Cricket pitches, Chelmsford



Informal running trails



Skateboarding / cyclepark

LEGEND

- Site boundary
- Sports Pitches
- Informal Outdoor Sport
- Playgrounds



Masterplan Layers Sports and Recreation





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A NEW MASTERPLAN

Bringing the layers together to show the structure of the masterplan.

A 21st century Garden Community delivering new homes set within a LIVING LANDSCAPE.

A new place promoting Healthy Lifestyles, balancing living, working and playing within a sustainable environment.



LEGEND

- Site boundary
- Village Hub
- Employment Hubs
- Local neighbourhood workspace
- Education Facilities
- Sports Pitches
- Residential Parcels

Masterplan Layers

Emerging Masterplan